

**Board of Directors Meeting  
Del Tierra HOA  
August 20, 2024  
APPROVED MINUTES**

**CALL TO ORDER**

The meeting was called to order at 6:06 pm

**DETERMINATION OF A QUORUM**

A quorum was confirmed at the start of the meeting with Chris Yates 6:13pm, Emma Cecil, Robert TenHaaf, Mike Lynch and Dawn Wright. Logan Pizano, CAM was also present.

**CONFIRMATION OF PROPER MEETING NOTICE**

Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

**MINUTES**

Mike Lynch motioned to accept the July Minutes. Robert TenHaaf seconded.

**The motion passed unanimously.**

**Review board of directors meeting process and rules:** Mike provided details on meeting process and member interaction during the meeting.

**Reports:**

- a. **Financial:** Robert reviewed the July 2024 Financial report. Mike Lynch motioned to accept the report. Dawn Wright seconded. **The motion passed unanimously.**
- b. **Management Report:** Logan gave updates on the Hearing Committee, ARC Committee, Pool, Landscaping, HOA Janitor/Handyman, Leases, Gates, Fountains, and Inspector Violations Summary/Fines. Chris Motioned to approve the Management Report. Mike Lynch seconded. **The motion passed unanimously.**

**OLD BUSINESS:**

- a. Landscaping – Westcoast Landscape & Lawns/ Sunrise continue to become involved. Board members are active with them. A proposal was submitted to maintain 184 Tierra Verde Way once a month for \$125 charged against the account due to unfortunate circumstances, the board has agreed to do this for the first month until more information arises. Sunrise has also submitted a proposal to remove a tree from 251 Tierra Verde Way due to falling over during the storm for \$776.24. Mike Motioned to approve all Proposal. Bob Seconded. **The motion passed unanimously.**
- b. Fountains – Multiple Fountains have still been reported out due to the past few weeks' worth of bad weather. Mike and Logan have met with

Aquagenix to discuss what can be done about the constant issues, Aquagenix has stated that they will be getting more involved and pay closer attention.

- c. Pool Furniture – We have received an estimate from Florida Patio Furniture for ten new end tables for \$1,216.30. Mike Motioned to approve the Proposal. Chris Seconded. **The motion passed unanimously.**
- d. Reclaimed Water – Manatee County has been on property to look and report on the reclaimed water. We have received the missing bills.
- e. Legal Updates/ Amendment Updates – The Board has spoken to the attorney and is moving forward with the amendment change on rentals/ leases which will include updates on credit reporting and background checks. The Board would like to mail out the amendment change in September to be voted on if possible. Mike Motioned to approve the mailing. Bob Seconded. **The motion passed unanimously.**
- f. Gate Updates – All Gate issues have been addressed in a timely manner and the call box issues have been addressed. The Gates were held open due to a bad Reader. Sarasota Gate and Access has submitted a proposal for a new reader for \$3,705. Due to an incident with the exit gate, we have received a bill from Infiniti Sarasota for \$3305.68 due to the gate closing on a loaner car. Chris Motioned to approve both the proposal and the bill. Mike Seconded. **The motion passed unanimously**

Speed Bumps- We have received three separate quotes to add speed bumps in between the Residential and Guest Entry. Mike made a motion to approve DMI proposal of \$1,438. Bob Seconded. **The motion passed unanimously.**

#### **NEW BUSINESS:**

- a. Storm Water Inspection – Aquagenix has submitted a proposal to complete a storm water inspection for \$1,398. Mike Motioned to approve the Proposal. Chris Seconded. **The motion passed unanimously.**
- b. Sunrise has submitted a proposal for Annual Palm Tree Trimming for \$10,834.88. Mike Motioned to approve the Proposal. Chris Seconded. **The motion passed unanimously.**
- c. Conservation Area Rehabilitation – the Board and management will begin looking into receiving quotes to begin working on the repairs/ maintenance needed.
- d. Reserve Funds – The Board would like to move \$42,000 that was spent out of reserves back into the account from the operating account due to it originally needing to come out of the operating account. Chris made a motion to move forward. Dawn Seconded. **The motion passed unanimously.**
- e. Capital Funds – The Board would like to close multiple accounts that were opened by the previous management company. The Board would like to move back down to three accounts. Chris made a motion to move forward. Dawn Seconded. **The motion passed unanimously.**
- f. Concrete Repair – The Board has received three quotes for concrete repair in the common area sidewalks. DMI submitted a proposal for \$7,441. Mike made a motion to approve DMI proposal of \$7,441. Bob Seconded. **The motion passed unanimously.**

- g. Gym Source Renewal – Gym Source has submitted their proposal for three times a year maintenance on the gym equipment for \$3,320. Chris Motioned to approve the Proposal for \$3320. Mike Lynch seconded. **The motion passed unanimously.**
- h. Violations – The August List of violations was approved, and violations will be sent out following this meeting.

**Resident Comments:** The floor was open to owner comments and questions.

### **ADJOURNMENT**

There being no further business, a motion was made by Chris and seconded by Mike to adjourn the meeting. The meeting was adjourned at 7:08 pm.

Respectfully submitted,

Logan Pizano, CAM